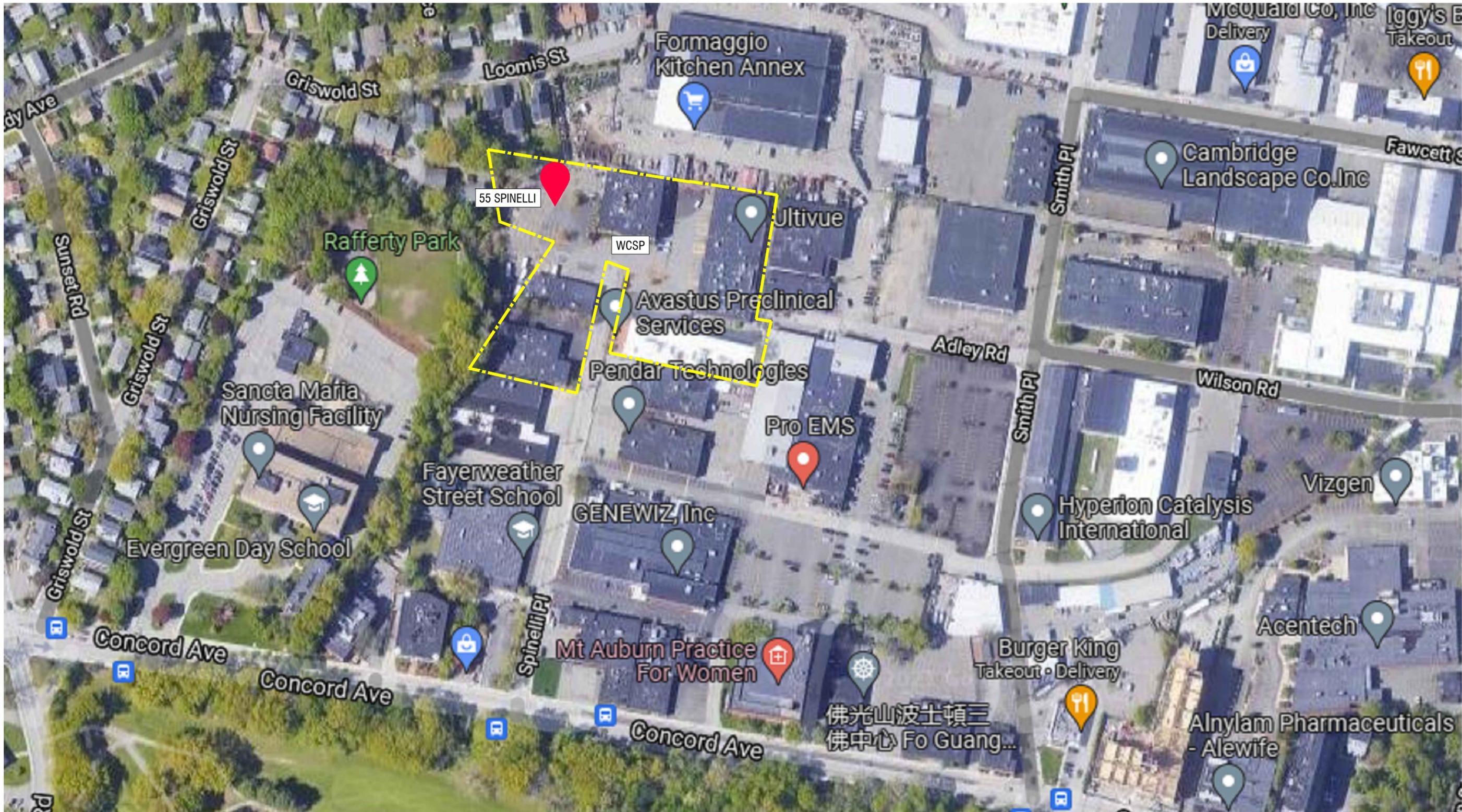

55 SPINELLI PLACE, CAMBRIDGE

- Located within West Cambridge Science Park
 - AOD-1 and IB-2 Zoning
- Campus currently developed with 5 buildings occupied as lab / technical office by startups and other small technology-oriented tenants
- Propose infill development of 17,094 sf lab / technical office building
- Reduction in parking from 141 to 129 spaces, (governed by PTDM plan for campus)
- Increasing permeable and open space
- Adding 18 new trees



Margolis+Fishman

ARCHITECTS & PLANNERS

Project: 21-060 55 Spinelli Place New Lab

55 Spinelli Place, LLC

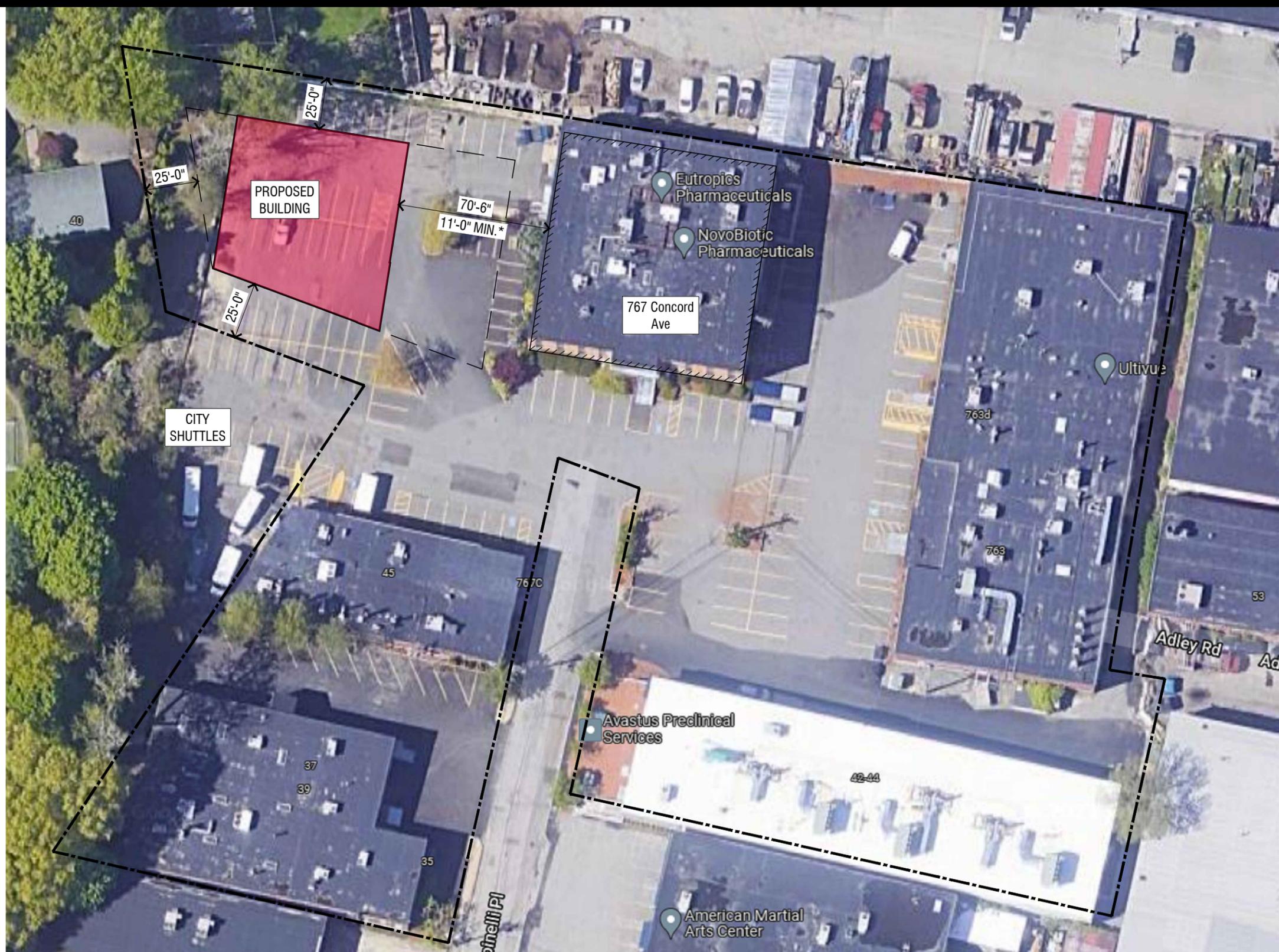
38 Pequotsette Road, Belmont, MA 02478

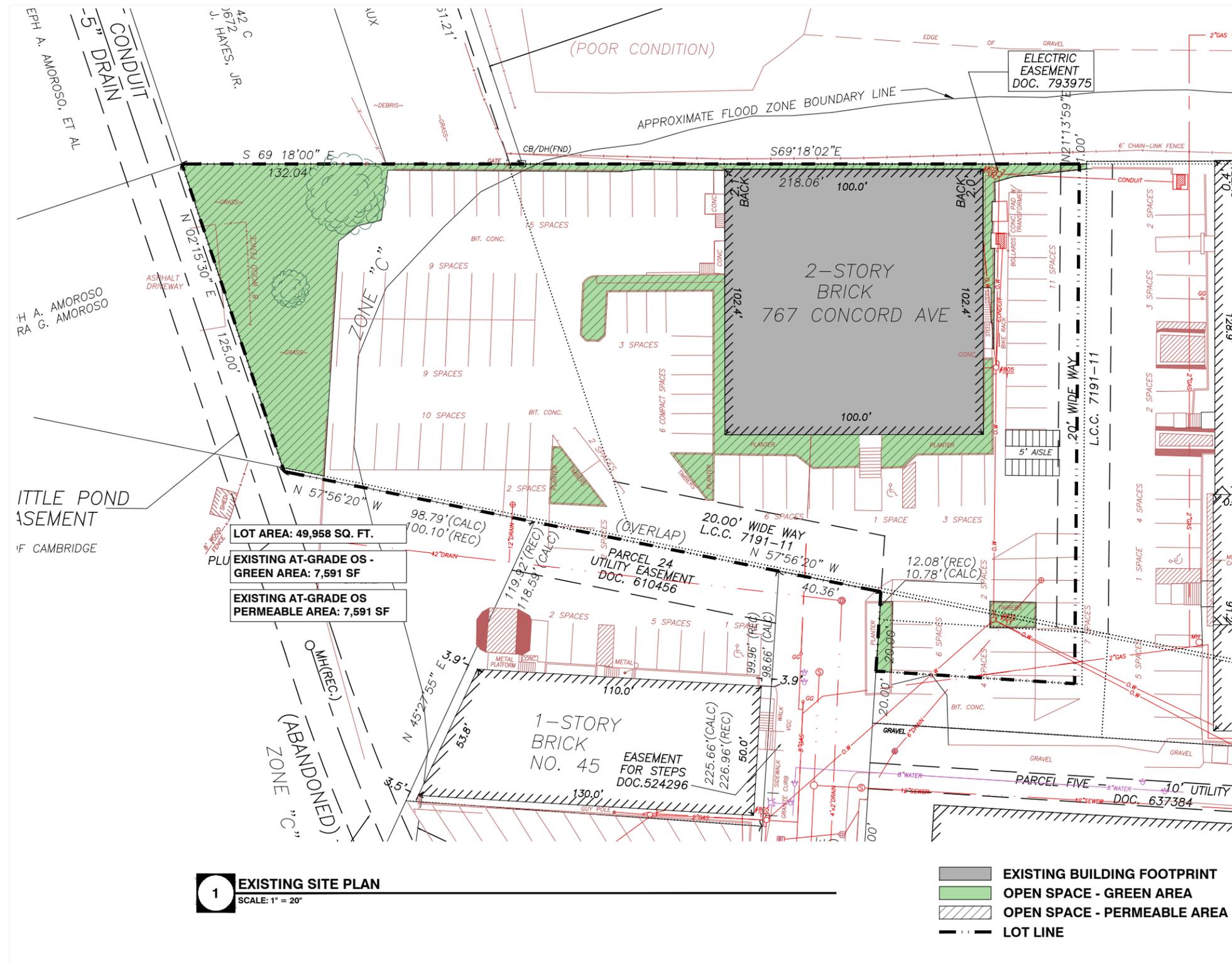
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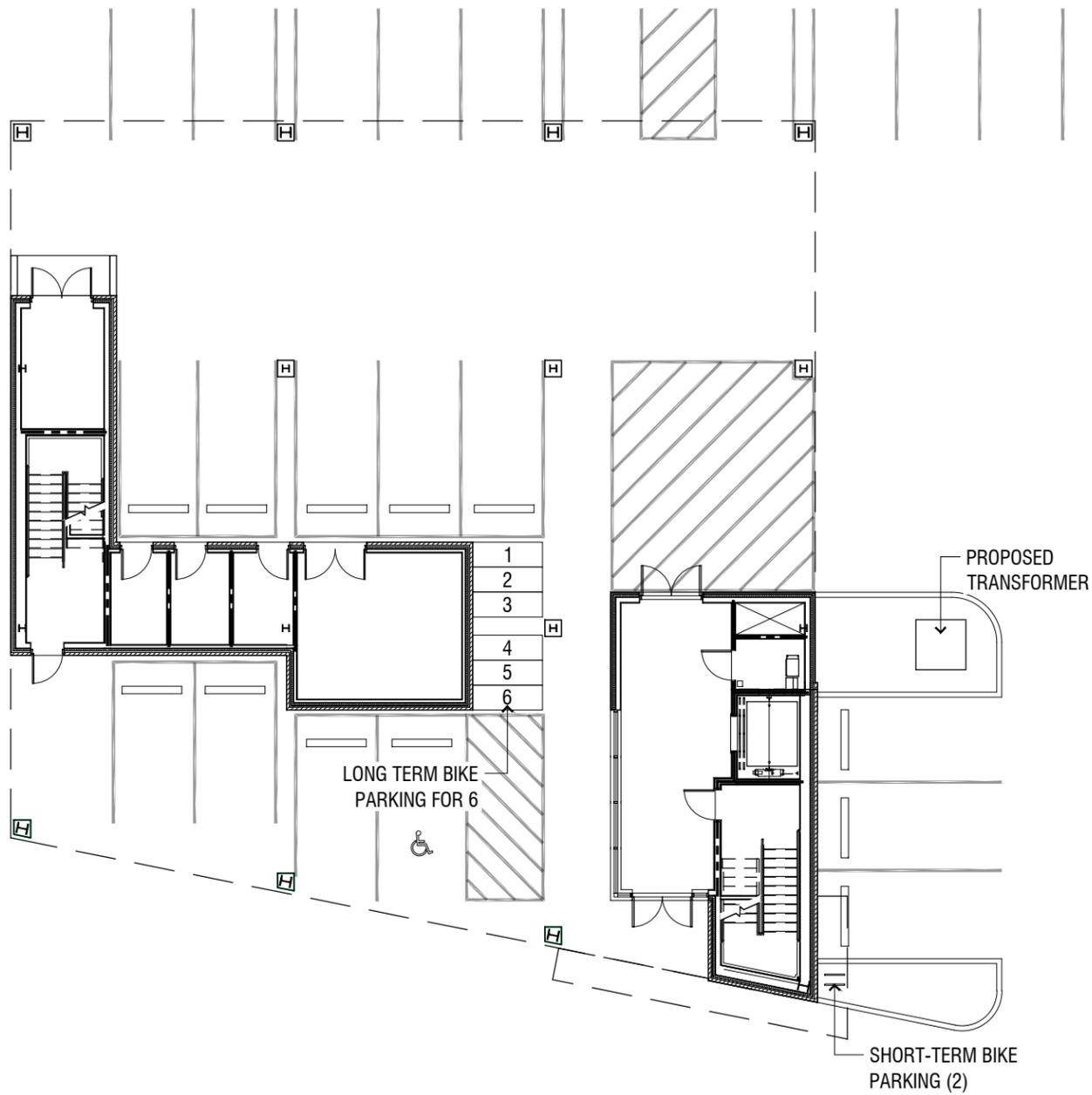
NEIGHBORHOOD CONTEXT - AERIAL VIEW

SCALE: N/A

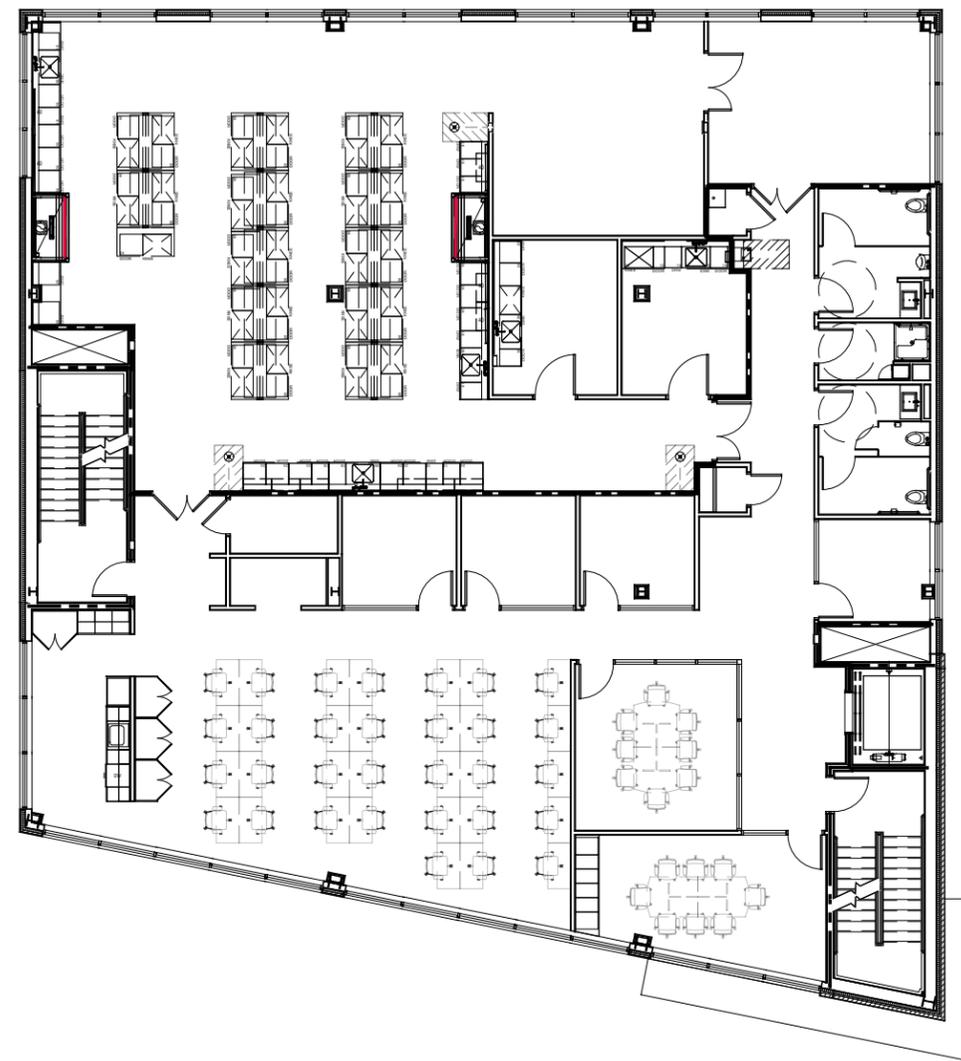
9 NOVEMBER 2021







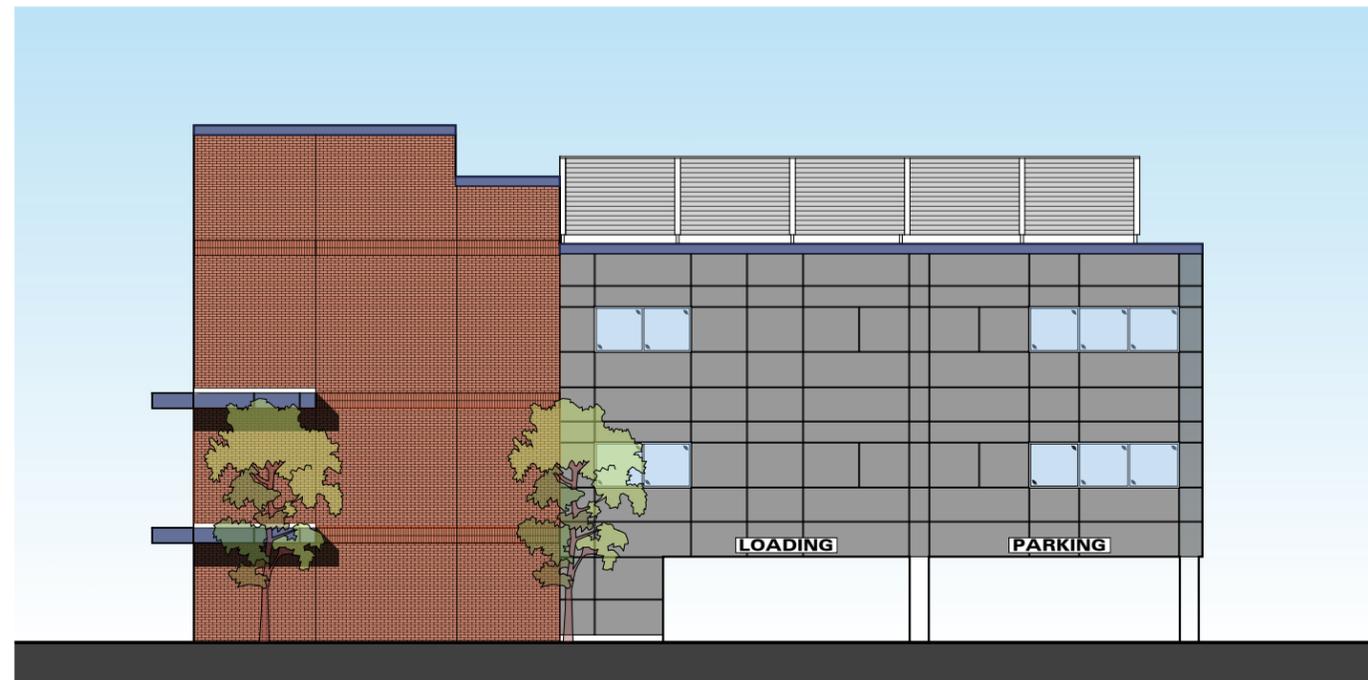
PROPOSED GROUND FLOOR



TYPICAL TENANT FLOOR

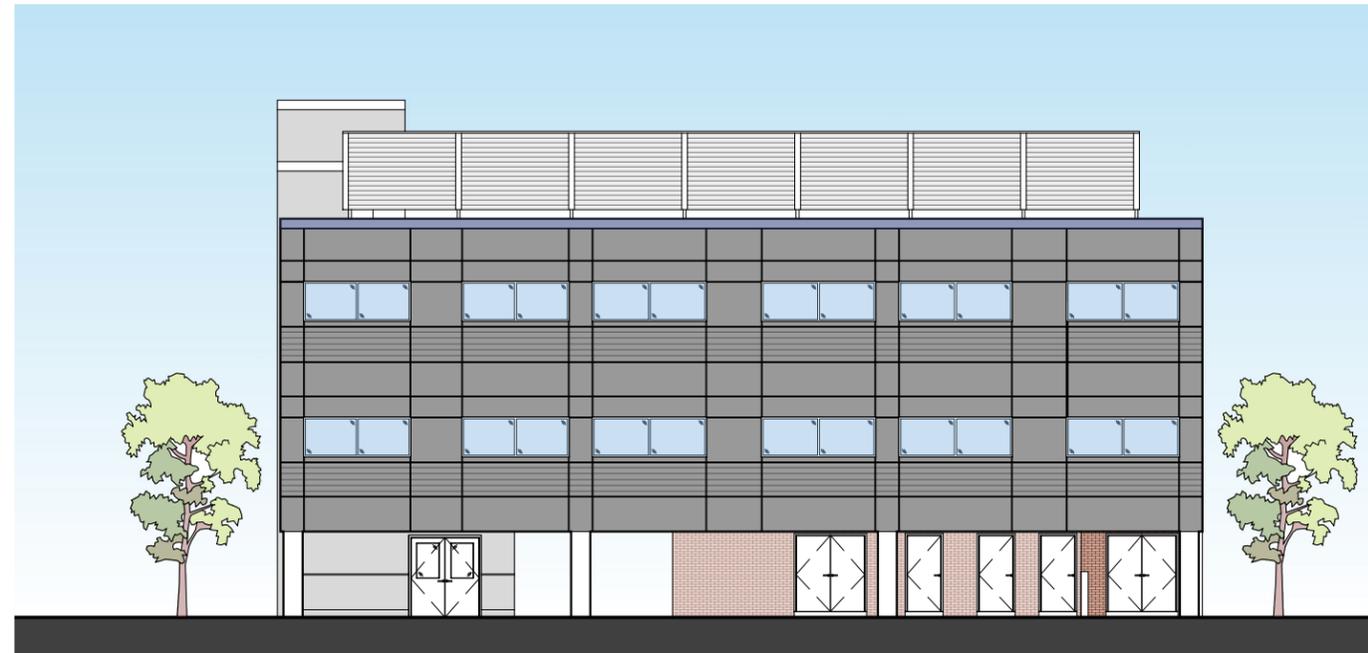


PROPOSED SOUTH ELEVATION (ENTRY)

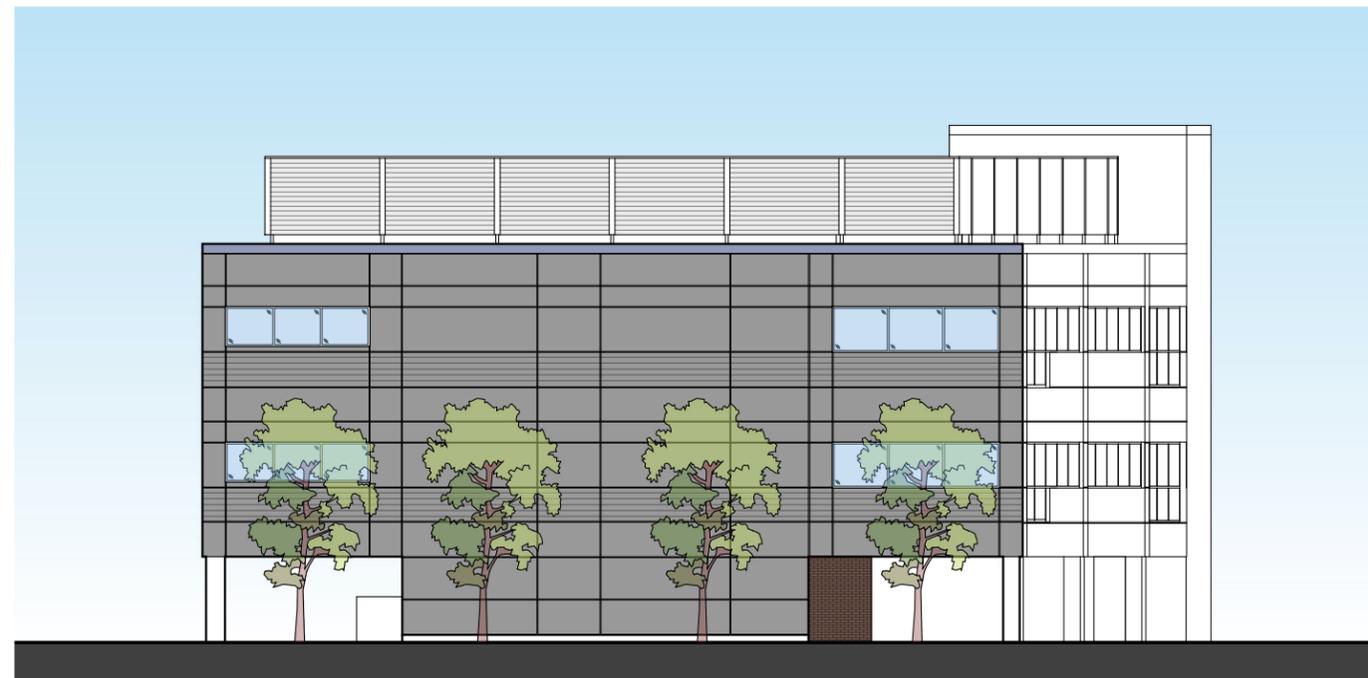


PROPOSED EAST ELEVATION

*NOTE 1: SEE CALCULATIONS ON ZONING TABLE AND PROPOSED SITE AERIAL, SHEET 2



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

Proposed Building - 55 Spinelli Place

Lot Area 49,958

Zoning Analysis

Proposed Floor Area 17,094

Requirements or Allowable

	EXISTING CONDITIONS	IB - 2	AOD - 1	Article 6.000	Required/Allowed	Proposed	Status
Use		Industrial - 2			Lab	Lab	COMPLIES
Lot Area (SF)	49,958				49,958		
767 Concord Ave Buiding Area (Existing)	20,240				20,240		
767 Concord (Existing FAR)	(0.41)						COMPLIES
Proposed 55 Spinelli Place Building Area					17,229	17,094	COMPLIES
Proposed 55 Spinelli Place Building FAR						(0.34)	COMPLIES
Max FAR for Lot		0.75	1.5 with SP		37,469 (49,856 x 0.75)	(20,240 sf + 17,094 sf) / 49,958 = (0.75)	COMPLIES
Parking (767 Concord Lot)	96 (Note 3)	1 spot per 525 sf max 1 spot per 1,050 sf min		within 300'	(Note 1)	(Note 1)	
At-grade OS Green Area	7,591 (15.2%)	15%	15%		7,494 (15%)	8,246 (16.5%)	COMPLIES
At-grade Open Space Permeable Area	7,591 (15.2%)		25%		12,490 (25%)	12,490 (25.0%)	COMPLIES
Accesible Parking					1	1 (included in total)	
Min. Setback Front Yard (Note 2)		15'	25'		25'	25'	COMPLIES
Min. Setback Side Yard		no min.	25'		none	25'	COMPLIES
Min. separation between bldgs on the same lot = 10' min. or (Exist bldg height + proposed bldg height / 6) whichever is greater.	Existing bldg height				Min. Separation	Proposed bldg height	Proposed separation
	31'-8" ft.				11 ft.	34'-9" ft.	70'-6"
Min. Setback Rear Yard		no min.	25'		none	25'	COMPLIES
Max. Height		35	55		35'	35'	COMPLIES
Min. OS Ratio		no min.			none	NA	
Loading		> 10,000 = 1 Bay (not in front yard)		F (section 6.9)	1 bay	1 bay	COMPLIES
Bike parking (long term)				N2 (0.22/1,000 sf)	4	6	COMPLIES
Bike parking (short term)				N5 (0.06/1,000 sf)	2	2	COMPLIES
Min Lot Area/DU		1,200				Not residential	

Notes:

1. Pursuant to PTDM Plan for West Cambridge Science Park, Approved 11/09/2018 - Current Spaces: 141, serving 70,432 sf. Existing Parking Ratio 1:500 /sf. Proposed - 129 spaces serving 87,526 sf., Ratio 1:678 /sf.
2. Programming configuration of setback areas is unchanged from existing conditions (Pre-existing non-conforming).
3. Parking of existing 96 spaces shown is located on the 767 Concord Ave Lot which is part of the area governed by the PTDM plan for the overall complex. Proposed parking will be 80.

DIMENSIONAL FORM

Project Address: 55 Spinelli Place, Cambridge, MA **Application Date:** 11/9/21

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	49,958	N/A	N/A	
Lot Width (ft)	328.1'	N/A	N/A	
Total Gross Floor Area (sq ft)	20,240	37,469 (17,229 Remaining)	17,094	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	N/A	N/A	N/A	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Floor Area Ratio	0.41	0.75	0.75	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	N/A	N/A	N/A	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Dwelling Units	N/A	N/A	N/A	
Base Units	N/A	N/A	N/A	
Inclusionary Bonus Units	N/A	N/A	N/A	
Base Lot Area / Unit (sq ft)	N/A	N/A	N/A	
Total Lot Area / Unit (sq ft)	N/A	N/A	N/A	
Building Height(s) (ft)	N/A	35'	34' 9"	
Front Yard Setback (ft)	N/A	25'	25'	
Side Yard Setback (ft)	N/A	25'	25'	
Side Yard Setback (ft)	N/A	25'	25'	
Rear Yard Setback (ft)	N/A	25'	25'	
Open Space (% of Lot Area)	15.2%	15%	16.5%	
Private Open Space	N/A	N/A	N/A	
Permeable Open Space	15.2%	25%	25%	
Other Open Space (Specify)	N/A	N/A	N/A	
Off-Street Parking Spaces	141 *		129 *	
Long-Term Bicycle Parking	N/A	4	6	
Short-Term Bicycle Parking	N/A	2	2	
Loading Bays	N/A	1	1	

Use space below and/or attached pages for additional notes:

* Pursuant to PTDM Plan for West Cambridge Science Park, Approved 11/09/2018 - Current spaces: 141 serving 70,432 sf . Exist parking ratio 1:500 /sf Proposed - 129 spaces serving 87,526 sf Ratio: 1:678 /sf